185.A	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	665,600	/	665,600
USE VALUE:	665,600	/	665,600
ASSESSED:	665,600	/	665,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIEN YU TSUN &
Owner 2:	CHU HSIN LING
Owner 3:	
Street 1:	85 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEZERIAN KAREN A/ TRUSTEE -
Owner 2:	MADDEN SUSAN M/ TRUSTEE -
Street 1:	85 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6975.000	225,100		440,500	665,600
Total Card	0.160	225,100		440,500	665,600
Total Parcel	0.160	225,100		440,500	665,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.59 | /Parcel: 470.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	131440
GIS Ref	
GIS Ref	
Insp Date	08/06/18

!14397!

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	225,100	0	6,975.	440,500	665,600		Year end	12/23/2021
2021	101	FV	216,800	0	6,975.	440,500	657,300		Year End Roll	12/10/2020
2020	101	FV	216,800	0	6,975.	440,500	657,300	657,300	Year End Roll	12/18/2019
2019	101	FV	230,300	0	6,975.	440,500	670,800	670,800	Year End Roll	1/3/2019
2018	101	FV	234,700	0	6,975.	371,300	606,000	606,000	Year End Roll	12/20/2017
2017	101	FV	234,700	0	6,975.	339,800	574,500	574,500	Year End Roll	1/3/2017
2016	101	FV	234,700	0	6,975.	289,500	524,200	524,200	Year End	1/4/2016
2015	101	FV	194,000	0	6,975.	251,700	445,700	445,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:55:50

LAST REV

Date	Time
09/24/18	10:33:26
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14397

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEZERIAN KAREN	1416-65		5/24/2012		445,000	No	No		
	1087-102		10/1/1991		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Info By Phon	MM	Mary M
8/6/2018	MEAS&NOTICE	BS	Barbara S
8/24/2012	MLS	EMK	Ellen K
11/13/2008	Meas/Inspect	355	PATRIOT
4/18/2000	Entry Denied	264	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	163	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	131440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975		Sq. Ft.	Site		0	70.	0.90	7									440,475						440,500	

Total AC/HA:	0.16012	Total SF/SM:	6975	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,475	Spl Credit		Total:	440,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	78997
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	305811
Depreciation:	80734
Depreciated Total:	225077

COMMENTS

ENTRY DENIED PER PHONE CALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

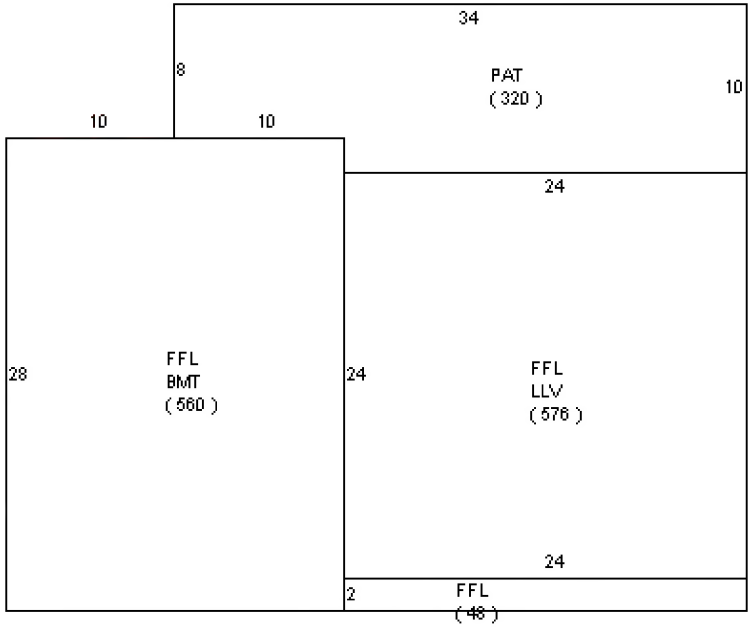
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	85.27
Final Total:	225100	Val/Su SzAd	190.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	133.650	158,242
LLV	Lower Level	576	78.190	45,035
BMT	Basement	560	40.100	22,453
PAT	Patio	320	3.390	1,084
	Net Sketched Area:	2,640	Total:	226,814
Size Ad	1184	Gross Area	2640	FinArea 1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

185.A-0002-0016.0

IMAGE

AssessPro Patriot Properties, Inc